




## COUNTY OF HUMBOLDT

For the meeting of: May 22, 2018

Date: May 3, 2018  
To: Board of Supervisors  
From: John H. Ford, Planning and Building Director   
Subject: Cobalt Glen, Inc. & Atlantic Ridge Partners, Inc. Zone Reclassification Petition  
Case Number ZRP17-005; Assessor Parcel Number: 212-151-009, Miranda Area

RECOMMENDATION(S):


That the Board of Supervisors:

1. Consider the project as part of the consent agenda; and
2. Accept the petition by approving the attached resolution (Attachment 1) based on the findings in the staff report and testimony received about the project; and
3. Direct the Clerk of the Board to give notice of the decision to the applicant and any other interested party

SOURCE OF FUNDING:

Applicant Fees.

Prepared by Keenan Hilton, Planner

CAO Approval 

## REVIEW:

Auditor \_\_\_\_\_ County Counsel  Human Resources \_\_\_\_\_ Other \_\_\_\_\_

## TYPE OF ITEM:

☒ Consent  
☐ Departmental  
☐ Public Hearing  
☐ Other \_\_\_\_\_

## PREVIOUS ACTION/REFERRAL:

Board Order No. \_\_\_\_\_

Meeting of: \_\_\_\_\_


## BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT

Upon motion of Supervisor Bass Seconded by Supervisor Fennell

Ayes Bass, Fennell, Sundberg, Bohn, Wilson  
Nays  
Abstain  
Absent

and carried by those members present, the Board hereby approves the recommended action contained in this Board report.

Dated: 5/22/18

By:   
Hayes, Clerk of the Board

Kathy

## DISCUSSION:

The Humboldt County Planning and Building Department has received a petition requesting that the Board accept for processing an applicant-initiated Zone Reclassification (Attachment 2). The petition seeks to change the zoning classification for a 2.64 acre parcel from Highway Service Commercial with Design Review and Qualified Combining Zone (CH-D-Q) to Community Commercial with Design Review and Qualified Combining Zone (C-2-D-Q). The Zone Reclassification would facilitate use of the site for a commercial cannabis business. The property would be used for activities including mixed light cultivation, manufacturing, processing, wholesale distribution, and testing operations.

The project site is located in the Miranda area, on the west side of State Highway 254, east of the South Fork of the Eel River, and approximately 1.85 miles north of the U.S. Highway 101 on/off ramp, on the property known as 6664 State Highway 254.

The parcel is subject to a Minor Subdivision completed in 1992. At the time, the parcel was in the Unclassified zone (U). In the Conditions of Approval, the applicant conveyed future development rights to the County for any development within the "commercial exclusive" portions until such time that the subject property was reclassified to Community Commercial (C-2) or another zone consistent with a comprehensive view of the General Plan.

The parcel is subject to the rezoning that occurred concurrently with and consistent to the adoption of the Avenue of the Giants Community Plan April 11, 2000 (Ordinance No. 2207). At that time the zoning of the subject parcel and adjacent parcels changed from U to CH-D-Q consistent with the General Plan designation of Commercial Services (CS) and community desires articulated through the planning process.

A petition to accept an application for a Zone Reclassification is not a project as defined in Section 21065 of the Public Resources Code and is not subject to the California Environmental Quality Act (CEQA).

Section 312-50.5 of Humboldt County Code specifies that petitions for zoning map amendments shall be 1) in the public interest, and 2) consistent with the General Plan. Planning Division staff believes that the findings for the approval of the Zone Reclassification Petition may be made for the following reasons:

### Public Interest

The CH-D-Q zone that presently applies to the site does not allow the proposed commercial cannabis activities per the current Commercial Medical Marijuana Land Use Ordinance (CMMLUO). The current use of the site consists of an automotive workshop in an existing barn. Approval of the petition would allow the application for the Zone Reclassification to be processed concurrently with the applications for cultivation, manufacturing, distribution and processing operations.

It is arguably in the public interest to change the zoning of a parcel designated CS to allow for commercial cannabis activity. While CH and C-2 zones are comparable in many regards, the CMMLUO does not identify CH as a zone in which commercial cannabis activities may occur. Currently in the Miranda area, there is only one parcel with an eligible zone for the proposed commercial cannabis activities per the CMMLUO.

In 2015 the State legislature approved the Medical Cannabis Regulatory and Safety Act (MCRSA), followed quickly by County passage of the CMMLUO. Both MCRSA and the CMMLUO recognize the medical benefits, among others, of commercial cannabis activities. In November, 2016 California voters approved Proposition 64 recognizing economic and other community benefits in addition to medical benefits. As the regulatory framework surrounding the cannabis industry has evolved since the adoption of the Avenue of the

Giants Community Plan, the reconsideration of comparable commercial zones to allow for cannabis-related activity may be in the public interest.

#### Consistent with the General Plan

Table 4-H of the General Plan shows that the current CH-D-Q zone of the subject parcel is consistent with the updated General Plan designation of CS. The proposed C-2 zone is also consistent with the CS designation.

The decision to be made at this time is whether or not the Board will accept the proposed application for processing, review and consideration. If accepted for review and consideration, more in-depth analysis will be performed assessing whether the proposed zoning change is both in the public interest and consistent with the General Plan.

#### FINANCIAL IMPACT:

The source of funding is applicant fees deposited into Planning and Building Department Current Planning Revenue Account (1100-277-608000). Applicant is responsible for all costs associated with processing of the project. There will be no impact on the General Fund.

The proposed petition supports the Board's Strategic Framework through its core role of creating opportunities for improved safety and health and support for business development and the creation of private-sector jobs.

#### OTHER AGENCY INVOLVEMENT:

The project was reviewed by County Counsel which did not express any concerns with the proposed petition. Should the petition be accepted, responsible and trustee state and local agencies will be involved in the referral process of the Reclassification, including Native American Consultation pursuant to AB 52, and as part of the environmental review for the project.

#### ALTERNATIVES TO STAFF RECOMMENDATIONS:

The Board could find that the findings for a Zone Reclassification petition cannot be made or find that the analysis of rezoning should extend to a greater area currently zoned CH. If either of these options is chosen, the Board should reject the petition. Staff believes the necessary findings may be made, so staff does not recommend further consideration of these alternatives.

#### ATTACHMENTS:

- |               |  |
|---------------|--|
| Attachment 1: | Resolution No. <u>18-50</u>  |
| Attachment 2: | Copy of Petition for Rezoning Petition submitted by the agent of the applicant June 8, 2017. |
| Attachment 3: | Location Map/Assessor Parcel Map/Zoning Map (Existing/Proposed)/Aerial Map                   |

**Attachment 1**

**Resolution No. 18-50**



**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**

Certified copy of portion of proceedings, Meeting of May 22, 2018

RESOLUTION NO. 18-50

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF HUMBOLDT  
APPROVING THE ZONE RECLASSIFICATION PETITION APPLICATION FOR FILE  
NUMBER APN 212-151-009; CASE NUMBER ZRP-17-005**

**WHEREAS**, Section 312-50.2 of the Humboldt County Code) allows the Board of Supervisors to initiate, grant, deny, or modify proposed amendments to Zoning Regulations; and

**WHEREAS**, Section 312-50.4 Humboldt County Code allows a property owner to petition the Board of Supervisors to initiate a zone reclassification; and

**WHEREAS**, Section 312-50.5.2 Humboldt County Code requires that the petition demonstrate that the change will be in the public interest and consistent with the General Plan; and

**WHEREAS**, the petition to accept an application for zone reclassification is not a project as defined in Section 21065 of the Public Resources Code and is not subject to CEQA.

**NOW, THEREFORE, BE IT RESOLVED** by the Humboldt County Board of Supervisors that the following findings are hereby made:

1. There is factual evidence in support of the petition for zone reclassification; and
2. The petition is in the public interest and is consistent with the General Plan.

**BE IT FURTHER RESOLVED** that based on the above findings, the findings in the staff report, evidence in the file for the project, and public testimony received on the project, the Board of Supervisors accepts the Cobalt Glen, Inc. & Atlantic Ridge Partners, Inc. Zone Reclassification Petition as recommended by the Planning and Building Department, Case No. ZRP-17-005; and

**BE IT FURTHER RESOLVED** that the Clerk of the Board is directed to provide notice of this decision to all interested parties.

Dated: May 22, 2018



Ryan Sundberg, Chair  
Humboldt County Board of Supervisors

Adopted on motion by Supervisor Bass, seconded by Supervisor Fennell, and the following vote:

AYES:	Supervisors	Bohn, Sundberg, Fennell, Wilson, Bass
NAYS:	Supervisors	--
ABSENT:	Supervisors	--
ABSTAIN:	Supervisors	--

**BOARD OF SUPERVISORS, COUNTY OF HUMBOLDT, STATE OF CALIFORNIA**


Certified copy of portion of proceedings, Meeting of May 22, 2018

RESOLUTION NO. 18-50

STATE OF CALIFORNIA    )  
County of Humboldt        )

I, KATHY HAYES, Clerk of the Board of Supervisors, County of Humboldt, State of California, do hereby certify the foregoing to be an original made in the above-entitled matter by said Board of Supervisors at a meeting held in Eureka, California.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of said Board of Supervisors.

  
\_\_\_\_\_  
By Ryan Sharp  
Deputy Clerk of the Board of Supervisors of the  
County of Humboldt, State of California

**Attachment 2**

**Copy of Petition for Rezoning Petition submitted by the agent of the applicant June 8, 2017**

May 22, 2017

Mr. Joel Canzoneri  
Cannabis Division  
Humboldt County Planning and Building Department  
3015 H Street  
Eureka, CA 95501

**Re:   *Permit Application for Atlantic Ridge Partners / Cobalt Glen, Inc.;  
Zone Re-Classification, Commercial Cannabis Activities;  
Application Nos. 12760 and 12763, APN 212-151-009***

Mr. Canzoneri:

On behalf of Cobalt Glen, Inc. and Atlantic Ridge Partners (together, "Applicants"), this letter responds to the Humboldt County Planning and Building Department's letter dated March 20, 2017.

The Applicants request a zone reclassification from CH-D-Q (Highway Services Commercial with Design Review and Qualified Combining Zones) to C-2 (Community Commercial) in order to allow for medical cannabis nursery, cultivation, processing, and manufacturing (Application No. 12760, Atlantic Ridge Partners) and for wholesale distribution and testing of medical cannabis (Application No. 12763, Cobalt Glen) on Assessor's Parcel Number 212-151-009 (the "Project"). The Project is located at 6664 State Route 254 in Miranda, California.

In its March 20 letter, the County requested that the Applicants provide additional information showing that (1) the Project meets the County Zoning Code's requirements to initiate a zone reclassification; and (2) the Project is consistent with the County's Medical Marijuana Land Use Ordinance ("CMMLUO"). This letter addresses each item in turn below.

**1.    The Project Meets Zone Reclassification Requirements.**

The Applicants request that the County approve a zone reclassification for the Project site from CH-D-Q (Highway Services Commercial with Design Review and Qualified Combining Zones) to C-2 (Community Commercial). Rezoning is necessary before the Project site can be eligible for commercial medical cannabis activities under the CMMLUO.

"The General Plan of Humboldt County is a dynamic document that can be modified to reflect changing social, economic or environmental conditions, or changes in state law. As the Plan is updated, need may arise for changes in zoning district boundaries and other regulations." (County Code, § 312-50.1.) In order to approve a zoning reclassification, the reclassification



must: (1) be in the public interest; and (2) be consistent with the General Plan. (County Code, § 312-50.5.2.)

*a. Rezoning Is In The Public Interest.*

The proposed reclassification to C-2 would be in the public interest as it reflects changing social, economic and environmental conditions, as well as recent changes in state law. As the County noted in its letter, Miranda, as part of the Avenue of the Giants Planning Area, underwent a planning process to plan and zone the community consistent with community desires. As the largest town along Highway 254 and in the Avenue of the Giants Planning Area, the properties along Highway 254 were zoned CH-D-Q to allow for both resident and visitor-serving businesses along the scenic highway. (Final Environmental Impact Report for the Avenue of the Giants Community Plan, pp. 12-13.) Specifically, the CH-D-Q zone allows for the following uses:

*Principally Permitted:*

- Hotels and motels;
- Car washes;
- Nurseries and greenhouses;
- Amendment parks and commercial recreational facilities;
- Social halls and clubs;
- Professional and business offices, and commercial instruction;
- Stores, agencies, and services of a light commercial character, conducted entirely within an enclosed building (including dry cleaning, drug stores, foot markets, automobile service stations, variety stores and mortuaries);
- Other stores, agencies and services (including automobile sales and repair, public garages, and storage warehouses).

*Uses Permitted with a Use Permit:*

- Small animal hospitals and kennels;
- Special occupancy parks;
- Dwellings, manufactured homes, manufactured home parks and boarding and rooming houses; and
- Any use not specifically enumerated, if it is similar to and compatible with the uses permitted in the CH zone.

(County Code, § 314-2.4.)

The Community Plan adopting the above uses on the Project site and surrounding properties was approved in 2000. Since that time, however, changes in state and local law support reclassification of the Property to C-2. In 2015, the legislature approved the Medical Cannabis Regulation and Safety Act ("MCRSA"), followed quickly by the County's approval of the CMMLUO. These laws recognize the benefits of lawful cultivation, manufacturing and sale

of cannabis for medical use. These laws were followed in November 2016 by approval of Proposition 64, legalizing recreational cannabis activities as well. In short, the state Legislature, County Board of Supervisors, and California voters have all recently endorsed commercial cannabis activities as an important community service and economic opportunity, so long as the activities are properly regulated. The County could not allow commercial medical marijuana activities as a component of overall commercial services when it adopted the Avenue of the Giants Community Plan. The law now allows the County to do so.

It is important for the County to note that, as a result of the CH zoning that dominates the commercial properties in the Miranda area, **there are currently no legal medical cannabis cultivation operations or dispensaries within Miranda.** Miranda has a need for a local, regulated, medical cannabis dispensary to serve the medical needs of the community. Without a local medical cannabis dispensary in Miranda, its citizens will be forced to drive approximately 50 miles roundtrip to the closest dispensary in Redway, or rely on the same unregulated sources that prompted the state to adopt the MCRSA and the County to adopt its CMMLUO in the first place. Moreover, it is unlikely there would be any other suitable location for the Project in the area, given that less than two percent (2%) of the Avenue of the Giants Planning Area is currently suitably zoned for the Project. (See Final Environmental Impact Report for the Avenue of the Giants Community Plan, p. 15.)

Reclassification of the Project site to C-2 to facilitate the Project would also result in economic and employment benefits within the Miranda area. If approved, the Project will create at least four (4) full time jobs. The Project would result in additional direct and indirect local economic benefits to the community stemming from the Project's need for construction and site services, initial and ongoing landscaping services, and initial and ongoing security services, for example.

Finally, reclassification of the Project site to C-2 is also consistent with the nature and character of the other properties along Highway 254. Both designations allow a similar and wide range of services of a light commercial character for both resident and visitor-serving business, consistent with the Community Plan. (*Compare* County Code, §314-2.2, *with* County Code, § 314-2.4; see also Final Environmental Impact Report for the Avenue of the Giants Community Plan, pp. 12-13.)

For the foregoing reasons, reclassifying the Property from CH-D-Q to C-2 is in the public interest.

***b. Rezoning Is Consistent With The General Plan.***

As stated above, the County zoning code requires a zone change to be consistent with the County General Plan. (County Code, § 50.5.2.) The Project is currently designated "CS-Commercial Services Plan" in the General Plan. The General Plan expressly identifies the C-2 zone as compatible with the CS-Commercial Services Plan designation. (General Plan, Volume I, Framework, Table 2-10.) In other words, the requested zone change to C-2 is consistent with the County General Plan. The County acknowledges this fact in its March 20 letter.

Notwithstanding, the County letter states that “spot-zoning” of a single parcel in an established zoning district is inconsistent with the general policies of the Miranda Area Community Plan and the County General Plan, without citing to any supporting provision of either document. It is important to note that neither the General Plan nor the Miranda Area Community Plan contains a general policy preference against spot zoning.

Instead, the major policies of the General Plan include, in pertinent part:

1. The protection and conservation of resource production lands and incentives to enhance their productivity;
2. **Commitment of priority for local government to provide services in existing and developing communities; and**
3. **Provision for economic development.**

(County General Plan, Volume I, § 1231 [emphasis added].) Reclassification of the Project site to C-2 will further these General Plan policies. As discussed above, the Project will provide for economic development in the community, will provide for local medical cannabis services to the largest market in the area that is otherwise unserved, and will promote conservation and protection of lands by discouraging environmentally harmful illegal cultivation. Reclassification is also consistent with the Avenue of the Giants Community Plan, which requires, in part, that “Parcels zoned CH shall have Design Review and Qualifying Combining zones attached, to insure development has limited impact on trees and to ensure that signage is appropriate in scale and character to the setting.” (Community Plan, § 2500.) These are policies with which the Project is consistent – the Project will have limited impact on trees and appropriate signage, as dictated by MCRSA and CMMLUO.

For the foregoing reasons, reclassifying the Property to C-2 is consistent with the County General Plan and Community Plan.

## **2. The Project Is Consistent With The CMMLUO.**

The Project is comprised of six types of commercial medical cannabis activities under two applications. First, Atlantic Ridge Partners applied for County approval to conduct nursery, cultivation, processing and manufacturing operations. Cobalt Glen applied for County approval to operate wholesale distribution and testing facilities. We discuss the consistency of each Project component with the CMMLUO in turn below. This analysis assumes that the County will grant the Applicants’ petition to rezone the Project site to C-2 as discussed above.

### *a. Nursery Facility*

County Code defines a “nursery” as a facility that “produces only clones, immature plants, sees, and other agricultural products for retail or wholesale sale, used specifically for the planting, propagation, and cultivation of medical cannabis.” (County Code, § 314-55.4.7.) A nursery is a permitted use in the C-2 zoning district, subject to approval of a use permit. (County

Code, § 314-55.4.8.7.) A nursery facility is not subject to any minimum setback requirements under the CMMLUO.

*b. Indoor Cultivation*

The CMMLUO allows indoor cultivation in C-2 zones up to 5,000 square feet with a Zoning Clearance Certificate. (County Code, §§ 314-55.4.8.3, 314-55.4.9.) The proposed cultivation is approximately 2,000 square feet, less than half the maximum allowed. The CMMLUO also outlines performance standards for medical cannabis cultivation. As applicable here, the performance standards require that “the cultivation area must be set back at least 300 feet from existing residences on adjoining parcels.” (County Code, § 55.4.8.2.1.4 [emphasis added].) The performance standards also require that the proposed cultivation be set back 600 feet from any church or place of religious worship. (County Code, § 314-55.4.11(d) [emphasis added].) However, “[t]he minimum setback required from the property lines or adjacent uses may be waived or reduced with the express consent of the adjacent property owner and occupant.” (*Ibid.*)

The County’s letter states that the CMMLUO requires a 600 foot setback for cultivation sites from residences. As noted above, the CMMLUO requires a 300 foot setback, not a 600 foot setback. (County Code, § 55.4.8.2.1.4.) Here, the nearest existing residence is 428 feet away from the proposed cultivation area. Moreover, the nearest residence is not on an adjoining parcel. Accordingly, the proposed indoor cultivation is consistent with the CMMLUO’s setback requirements for adjacent residences.

The County’s letter also states that the proposed mixed-light cultivation is inconsistent with the CMMLUO because new cultivation must be setback 600 feet from any church or place of worship. As discussed above, this requirement may be waived by the adjoining landowner. (County Code, § 314-55.4.11(d).) The Applicants are in the process of meeting with the Miranda Seventh Day Adventist Church to discuss a waiver and will report to the County once an agreement is reached. Once this occurs, the cultivation component of the Project will be fully consistent with the CMMLUO. If the Applicants are unable to obtain the required waiver, the Applicants will eliminate the proposed cultivation component of the Project.

*c. Processing Facility*

A “processing facility” is the “location or facility where medical cannabis is dried, cured, graded, trimmed, and/or packaged”. (County Code, § 314-55.4.7.) Processing that occurs at the same premises as a cultivation operation “shall be allowed” pursuant to the underlying cultivation approval. (County Code, § 314-55.4.9.1.) Processing facilities that process cannabis from off-site cultivation operations are permitted in the C-2 zone, subject to issuance of a Special Permit. (County Code, § 314-55.4.8.4.) A processing facility located on the same premises as a cultivation operation is subject to the setback requirements applicable to cultivation. (County Code, § 314-55.4.19d.) A processing facility by itself (i.e., not located on the same premises as a cultivation operation) is not subject to any minimum setback requirements under the CMMLUO. Accordingly, so long as the Project includes the cultivation component and the Applicants obtain the waiver described above, processing is consistent with the CMMLUO. If

the Applicants eliminate the proposed cultivation activity, then a standalone processing facility is consistent with the CMMLUO.

*d. Manufacturing Facility*

The CMMLUO identifies manufacturing facilities as a permitted use in the C-2 zone, subject to issuance of a Special Permit. (County Code, § 314-55.4.8.5.) A manufacturing facility is not subject to any minimum setback requirements under the CMMLUO. Manufacturing, as proposed for the Project, is accordingly consistent with the CMMLUO.

*e. Wholesale Distribution Facility*

County Code section 314-55.3.8.2 allows medical cannabis dispensaries in the following zoning districts: C-1, C-2, C-3, MB, ML, and MH. The Planning Commission has authority to regulate the location of dispensaries within these zoning designations. The CMMLUO provides that the Planning Commission shall consider “the potential impacts and cumulative impacts of the proposed medical cannabis Dispensaries to the community area as a whole ....” (County Code, § 314-55.3.9.2.) The Planning Commission also has discretion to deny approval of a dispensary located within 600 feet of, among other things, a residential neighborhood or a church “if the Commission determines that the impacts of a proposed Dispensary have the potential to be significant.” (*Id.* at § 314-55.3.9.2.)

The Project seeks a zoning reclassification to C-2, as discussed above. Medical cannabis dispensaries are permitted in C-2 zones. As you are aware, there are both residential neighborhoods and a church within 600 feet of the location of the proposed dispensary. However, the unique nature of the Project site and the needs of the community as a whole demonstrate that the proposed dispensary will not have significant impacts that would justify denial of the Project on the basis of its location.

As for the residential neighborhood to the south and west, the nearest existing residence to the Project is 428 feet away from the proposed dispensary. There is no direct pathway between the residence and the Project site. The area between the nearest residence and the Project site is heavily forested, effectively screening the Project site from the residence. As for the residential neighborhood east of the Project site, the edge of the R-1 zone is located approximately 590 feet from the proposed dispensary. Again, there is no direct path between the residential neighborhood and the Property. Highway 254 runs between the Project site and the residential neighborhood, and is zoned CH. Permitted uses in the CH zone between the Project site and the residential neighborhood include hotels/motels, nurseries and greenhouses, social halls, business offices, and stores of a light commercial character. These uses are consistent in nature with a medical cannabis dispensary.

As for the Miranda Seventh Day Adventist Church located south of the Project site, the Project site and church do not share an access road or any parking. Any potential impact on the church is lessened by the fact that the Project would be set back from Highway 254. The property boundary between the Project site and the church is also densely forested, and the church has a fence on the north side of its facility, further shielding it from the Project site.



Mr. Joel Canzoneri  
Permit Application for Atlantic Ridge Partners / Cobalt Glen, Inc.  
May 22, 2017

Given the proximity, the Project would also result in reduced aesthetic and noise impacts compared to Project site's current use.

Currently, there are no medical cannabis dispensaries, medical cannabis cultivation sites, or other related businesses within Miranda. Miranda is the largest town in the Avenue of the Giants Community and has a need for a local, regulated, medical cannabis dispensary to serve the medical needs of the local community. Without a local medical cannabis dispensary in Miranda, its citizens will be forced to drive approximately 50 miles roundtrip to the closest dispensary in Redway, or rely on unregulated sources of medical cannabis.

Given that there are no other medical cannabis dispensaries within approximately 25 miles of the Property, there is no concern about the cumulative impact of medical cannabis businesses in the Miranda Area. In fact, having a local source of legal, medical cannabis may discourage illegal grow operations that have significant environmental impacts and/or safety concerns.

The Applicants have also prepared a comprehensive Operations Plan for the Project. A significant component of the Operations Plan outlines the security features that the Applicants will implement. These security features will target and prevent theft and illegal diversion of medical cannabis using state-of-the-art technology, employee training, and third-party security. Compliance with the Operations Plan further ensures that the dispensary and testing facility will not have a significant impact on the neighboring residential areas or church.

\* \* \*

The Applicants have demonstrated the ability and commitment to complete the Project approval process, and are ready to make significant investment in the County to make the Project a reality. In order to make this possible, the Applicants respectfully request that staff recommend reclassification of the Project site from CH-D-Q to C-2.

Should you have any questions concerning the matters discussed herein, please do not hesitate to contact me by telephone at (916) 706-2098, or by e-mail at [bjohnson@hthjlaw.com](mailto:bjohnson@hthjlaw.com).

Very truly yours,  
HARRISON, TEMBLADOR, HUNGERFORD & JOHNSON

By

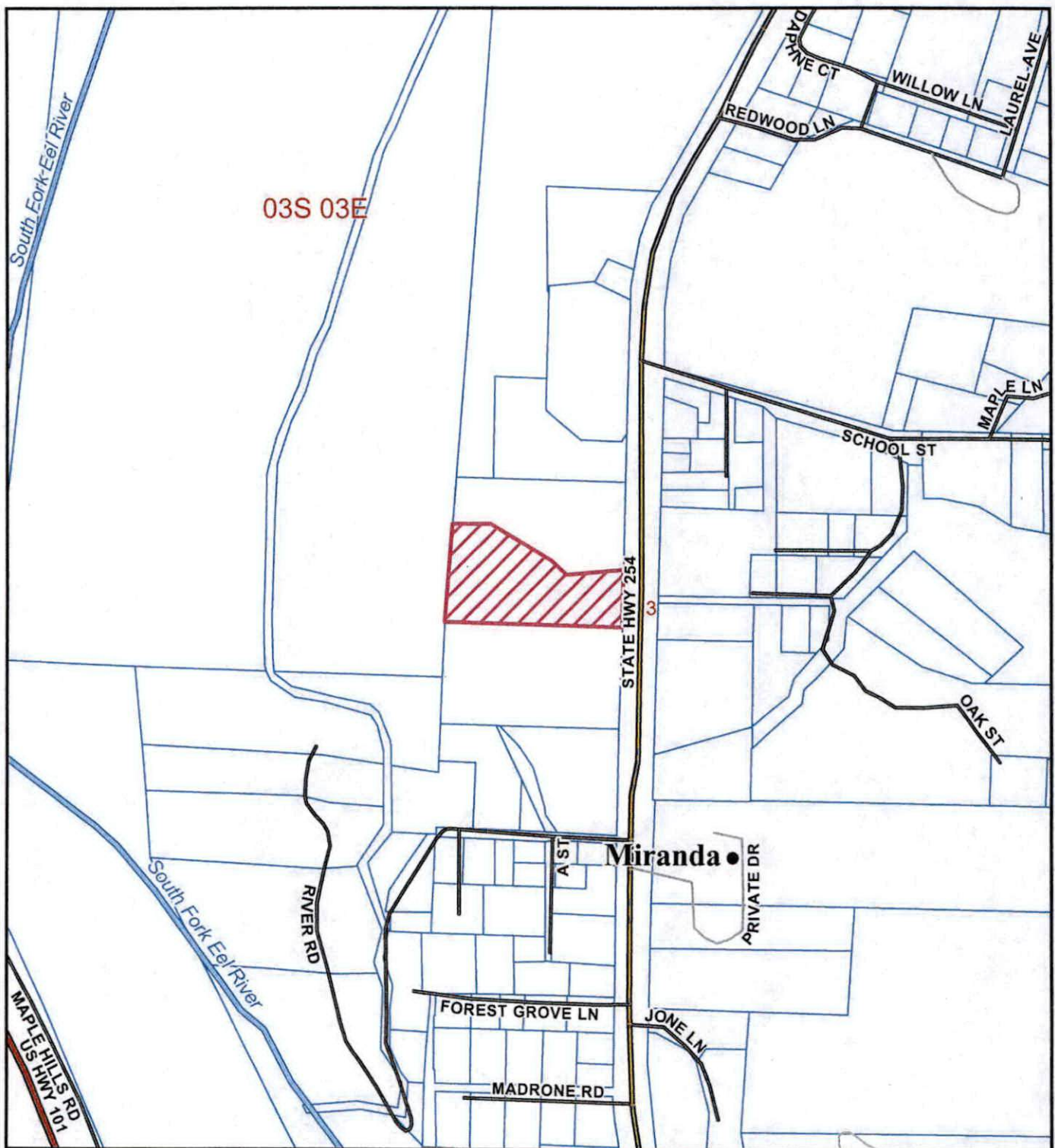


Brad Johnson

cc: Steven Luu, Manhard Consulting

### **Attachment 3**

**Location Map/Assessor Parcel Map/Zoning Map (Existing/Proposed)/Aerial Map**



# LOCATION MAP

## PROPOSED ATLANTIC RIDGE PARTNERS INC ZONE RECLASSIFICATION PETITION

MIRANDA AREA

ZRP-17-005

APN: 212-151-009

T03S R03E S03 HB&M (Miranda)

Project Area = 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



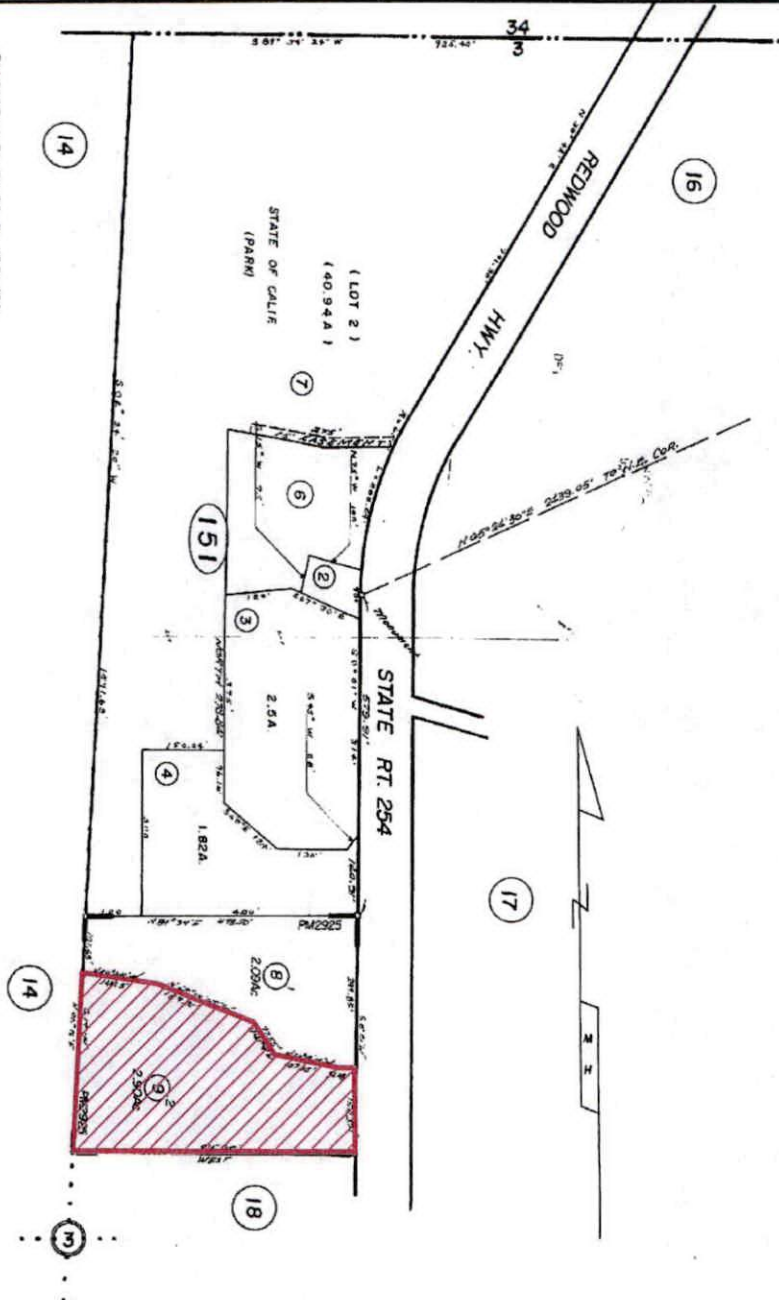
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PTN OF NW¼ OF NE¼ SEC 3, 3S 3E  
(MIRANDA)

212-15

1" = 200'

PM 2925 of PM Bk. 26, Pg. 129-130



# ASSESSOR PARCEL MAP

PROPOSED ATLANTIC RIDGE PARTNERS INC  
ZONE RECLASSIFICATION PETITION

MIRANDA AREA  
ZRP-17-005

APN: 212-151-009

T03S R03E S03 HB&M (Miranda)

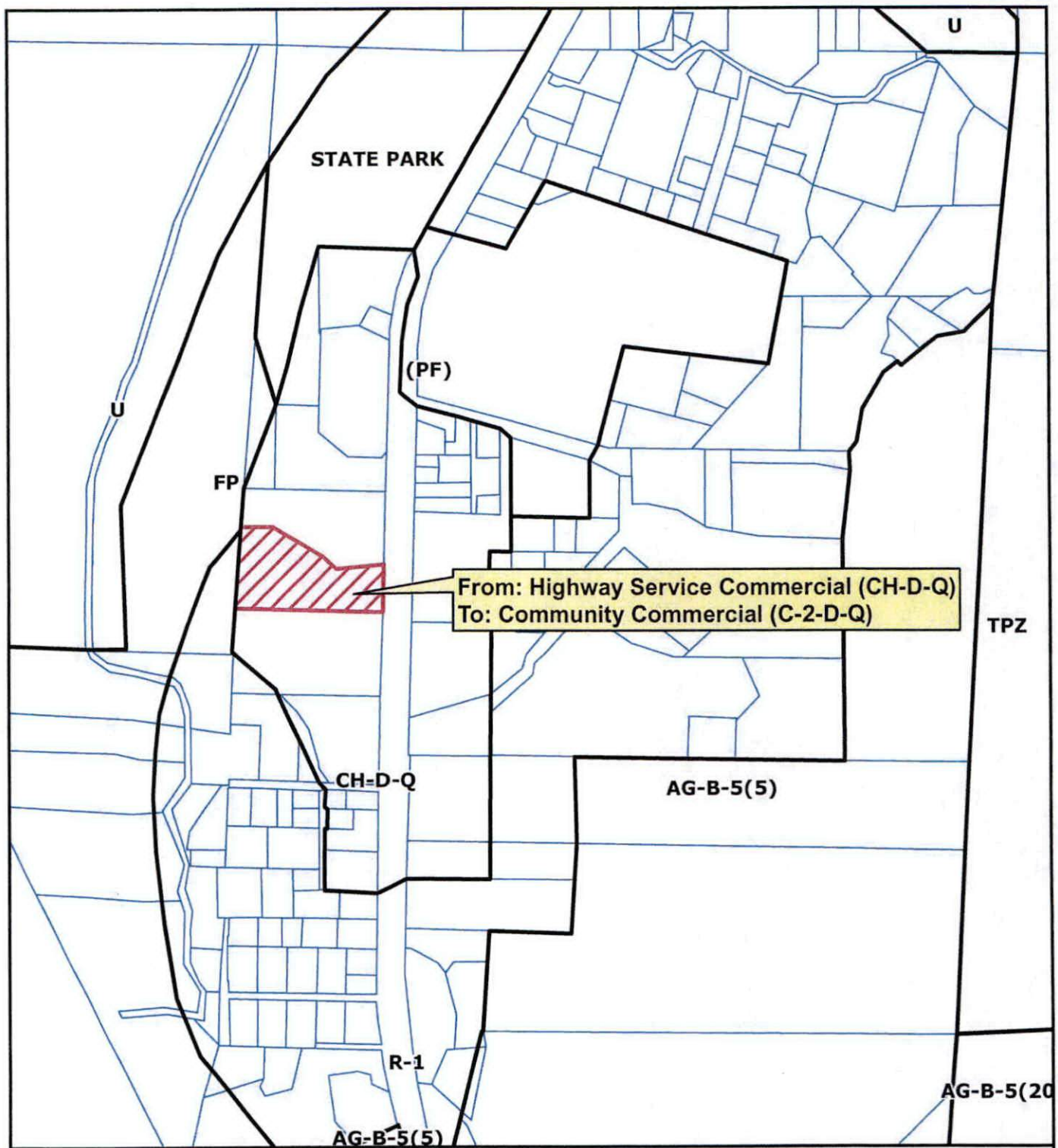
Project Area = 

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MAP NOT TO SCALE





# **ZONING MAP DETAIL**

## **PROPOSED ATLANTIC RIDGE PARTNERS INC ZONE RECLASSIFICATION PETITION**

**MIRANDA AREA**

**ZRP-17-005**

**APN: 212-151-009**

**T03S R03E S03 HB&M (Miranda)**

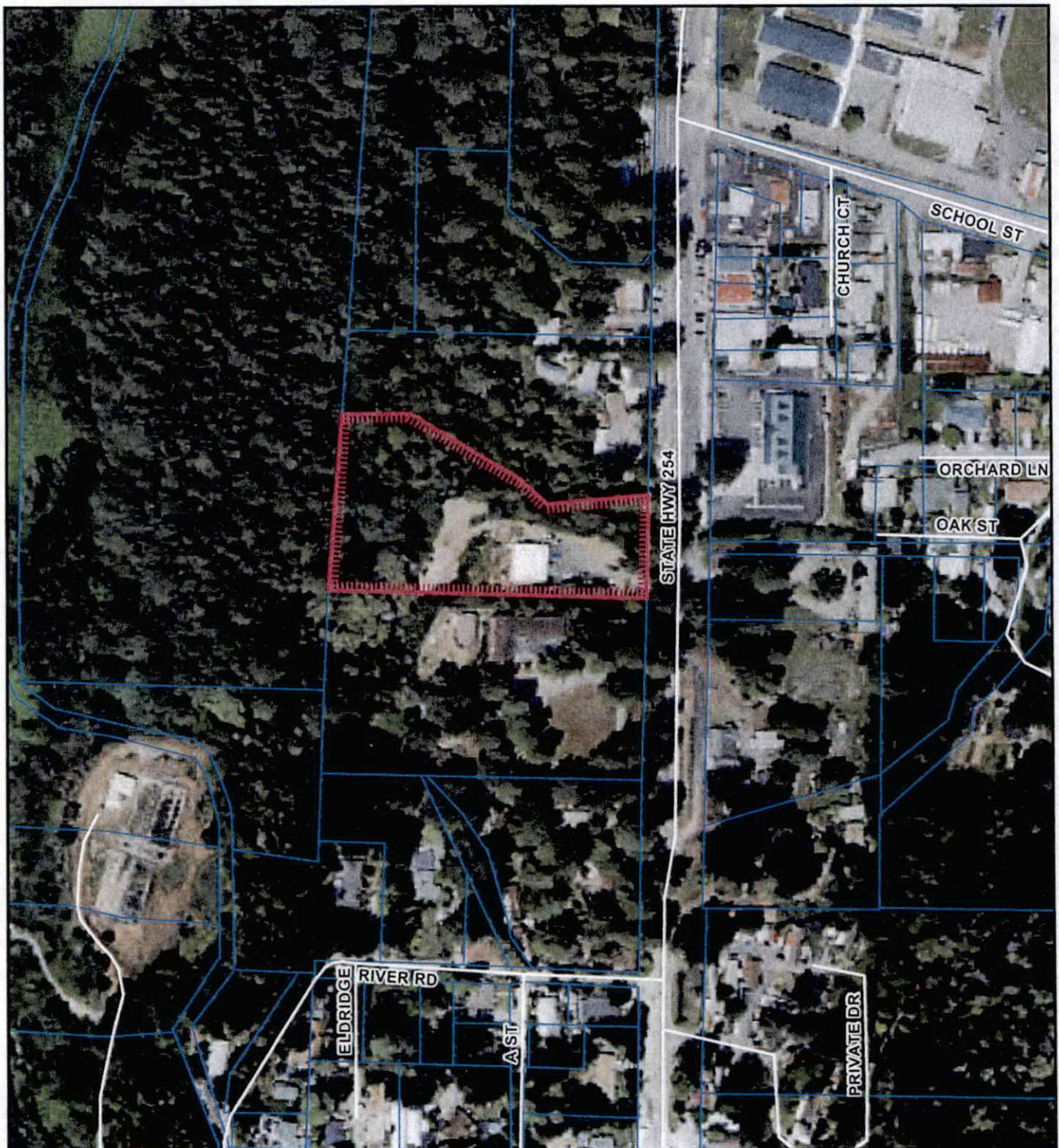
**Project Area =** 

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Feet





# **AERIAL MAP**

## **PROPOSED ATLANTIC RIDGE PARTNERS INC ZONE RECLASSIFICATION PETITION**

**MIRANDA AREA**

**ZRP-17-005**

**APN: 212-151-009**

**T03S R03E S03 HB&M (Miranda)**

**Project Area =** 

This map is intended for display purposes and should not be used for precise measurement or navigation. Data has not been completely checked for accuracy.



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